



**Lake Park Town Commission, Florida**  
**Special Call Community Redevelopment Agency**  
**Meeting Minutes**

Wednesday, November 20, 2024 at 6:30 PM

Commission Chamber, Town Hall, 535 Park Avenue, Lake Park, FL 33403

---

<b>Roger Michaud</b>	—	<b>Chair</b>
<b>Kimberly Glas-Castro</b>	—	<b>Vice-Chair</b>
<b>Michael Hensley</b>	—	<b>Agency Member</b>
<b>Mary Beth Taylor</b>	—	<b>Agency Member</b>
<b>Judith Thomas</b>	—	<b>Agency Member</b>
<b>Vacant</b>	—	<b>Agency Member</b>
<b>Vacant</b>	—	<b>Agency Member</b>
<b>Bambi McKibbon-Turner</b>	—	<b>Interim Executive Director</b>
<b>Thomas J. Baird, Esq.</b>	—	<b>Agency Attorney</b>
<b>Vivian Mendez, MMC</b>	—	<b>Agency Clerk</b>

***PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Town Commission, with respect to any matter considered at this meeting, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities requiring accommodations in order to participate in the meeting should contact the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.***

---

**CALL TO ORDER/ROLL CALL**

6:33 P.M.

PRESENT

Chair Roger Michaud

Vice-Chair Kimberly Glas-Castro

Board Member Mary-Beth Taylor

Board Member Judith Thomas

Board Member Michael Hensley

**PLEDGE OF ALLEGIANCE**

Federal Emergency Management Agency (FEMA) Representative Ms. Josie Genao led the pledge.

**SPECIAL PRESENTATION/REPORT: NONE**

**PUBLIC COMMENT:**

*This time is provided for addressing items that do not appear on the Agenda. Please complete a comment card and provide it to the Agency Clerk so speakers may be announced. Please remember comments are limited to a TOTAL of three minutes.*

NONE

**CONSENT AGENDA:**

Motion made to approve the Consent Agenda by Board Member Thomas, Seconded by Vice-Chair Glas-Castro.

Voting Yea: Chair Michaud, Vice-Chair Glas-Castro, Board Member Taylor, Board Member Thomas, Board Member Hensley.

1. November 6, 2024 Special Call Community Redevelopment Agency Meeting Minutes
2. Resolution 96-11-24 Authorizing and Directing the Board Chair and the Executive Director to Piggyback on the City of Dania's Contract Agreement (ITB No. 24-21) for Concrete Curbing/Sidewalk Construction, Milling, and Resurfacing of Asphalt Concrete with The Stout Group, LLC for the Town of Lake Park

**NEW BUSINESS:**

3. Resolution 97-11-24 Amending the Grant Agreement with Lake Park Group for the Property at 1301 10th Street. Community Redevelopment Agency (CRA) Administrator Allison Justice explained the item. Vice-Chair Glas-Castro asked if this would be for the final certificate of occupancy. CRA Administrator Justice confirmed this to be correct. Board Member Thomas clarified that the final due date would be June 30, 2025. CRA Administrator Justice confirmed that to be correct as well. Motion made to approve Resolution 97-11-24 by Board Member Thomas, Seconded by Board Member Taylor. The Board expressed concerns with having to make the next payment installment when the work is not being completed timely. Interim Executive Director McKibbin-Turner stated that moving forward the Town would be looking for better ways to secure the Town's interests when negotiating contracts. Vice-Chair Glas-Castro asked that the language in the agreement be consistent as "certificate of occupancy". Town Attorney Baird stated that the language would be corrected.

Voting Yea: Chair Michaud, Vice-Chair Glas-Castro, Board Member Taylor, Board Member Thomas, Board Member Hensley.

4. Resolution 98-11-24 Approving the Assignment and Amendment of the Grant Agreement with Brooklyn Cupcake to Liberty Square, LLC

This item was pulled from the agenda by CRA Administrator Justice and continued to December 18, 2024.

5. Resolution 99-11-24 Approve Amendment 1 to the Grant Agreement with Liberty Square, LLC

This item was pulled from the agenda by CRA Administrator Justice and continued to December 18, 2024.

#### **CRA ADMINISTRATOR/EXECUTIVE DIRECTOR/BOARD MEMBER COMMENTS:**

CRA Administrator Justice reminded everyone to come to the Tree Lighting Ceremony on December 6, 2024.

Executive Director McKibbin-Turner had no comments.

Board Member Taylor spoke about the need for landscaping improvements within the CRA and would like for staff to provide details as to what was done for the money that was spent.

Public Works Director Jaime Morales explained what is being done. The Board requested that a report be provided to them on this matter.

Board Member Hensley had no comments.

Board Member Thomas thanked staff for the events over the weekend.

Chair Michaud had no comments.

#### **AGENCY MEMBER REQUESTS:**

Vice-Chair Glas-Castro requested a future agenda item to discuss holding business owners accountable moving forward.

#### **ADJOURNMENT:**

Motion made to adjourn by Board Member Taylor, Seconded by Vice-Chair Glas-Castro.

Voting Yea: Chair Michaud, Vice-Chair Glas-Castro, Board Member Taylor, Board Member Thomas, Board Member Hensley.

Meeting adjourned 6:53 P.M.

**FUTURE MEETING DATE:** The next scheduled Community Redevelopment Agency Meeting will be conducted on December 18, 2024.

---

Chair, Roger D. Michaud

---

Agency Clerk, Vivian Mendez, MMC

Town Seal

---

Deputy Agency Clerk, Laura Weidgans

Approved on this \_\_\_\_\_ of \_\_\_\_\_, 2024